



**PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, JANUARY 10, 2007**

9:00 a.m.  
City Council Chambers  
City Hall

200 East Santa Clara Street  
San Jose, California 95113-1905

**Hearing Officers**

**Susan Walton, Principal Planner**

**Mike Enderby, Acting Principal Planner**

**Joseph Horwedel, Director  
Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **January 10, 2007**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Gina Robles ([gina.robles@sanjoseca.gov](mailto:gina.robles@sanjoseca.gov)).

# **AGENDA**

## **ORDER OF BUSINESS**

### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. **SP06-046. Special Use Permit** to allow off-site parking where the attendees of the church located on the east, west and south boundaries of the south terminus of Pinewood Drive off of Williams Road, approx. 167' east of Maraschino Drive (Korean Baptist Church at 4488 Williams Road) would utilize the parking of the church at the southwest corner of Cera Drive and Borina Drive (925 Cera Drive), both in the R-1-8 Single-Family Residence Zoning District, (Korean Baptist Church Of San Jose, The Church Of Jesus Christ Of Latter Day Saints, Owners). Council District 1. SNI: None. CEQA: Exempt. **Deferred to 1/17/07.**

**The matter of deferrals is now closed.**

### **2. CONSENT CALENDAR**

#### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR06-197. Tree Removal Permit** to remove one Redwood tree 197 inches in circumference on a 0.25 gross acre site in the R-1-8 Single Family Residence District in the R-1-8 Single-Family Residence Zoning District, located at 1072 Carolyn Avenue (Pedersen Karl G Jr And Barbara K, Owner). Council District 6. CEQA: Exempt.
- b. **TR06-198. Tree Removal Permit** to remove of one Cedar tree 105 inches in circumference on a 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1976 Adele Place (Hoffmann Rainer And Melzig Jutta H, Owner). Council District 6. CEQA: Exempt.
- c. **TR06-222. Tree Removal Permit** to legalize the removal of four ordinance size trees on a 0.48 gross acre site in the A(PD) Planned Development Zoning District, located at 321 S 34TH ST (Trust Company Amer Cust, Owner). Council District 5. CEQA: Exempt.

- d. **SP06-083. Special Use Permit** to allow an attached two-car tandem garage and a second-story addition for an existing single-family detached residence on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Crescent Drive, approximately 80 feet southerly of Willow Street (1184 CRESCENT DR) (Cuneo Timothy And Zinner Jane, Owner). Council District 6. SNI: None. CEQA: Exempt.
- e. **TR06-220. Tree Removal Permit** to remove one sycamore tree 90" in circumference on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 3288 Clovewood Lane (Johan and Dolores M Wolterbeek, owners). Council District 4. CEQA: Exempt.
- f. **PD06-035. Planned Development Permit** to retain one existing single-family detached house and construct 4 new single-family attached residences on a 0.26 gross acre site in the A(PD) Planned Development Zoning District, located at/on the northeast corner of East Taylor Street and North Sixth Street (259 E TAYLOR ST) (Rob Berkeland, Orchard City Construction, Inc. Mr Tom Zemany, Zeman Todd W And Maureen J Trustee & Et Al, Owner). Council District 3. SNI: None. CEQA: Exempt.
- g. **H06-081. Site Development Permit** to construct a 2,400 square feet concrete pad for a truck washdown area and water system for vehicle washing on a 5.51 gross acres site in the IP Industrial Park Zoning District, located at on the east side of Granite Rock Way from approximately 220 feet east of Hilltop Avenue to the terminus of Granite Rock Way (120 Granite Rock Way) (Granite Rock Company, Owner). Council District 7. SNI: None. CEQA: Exempt.
- h. **TR06-146. Tree Removal permit** to remove one Eucalyptus tree, 62 inches in circumference, from the front yard of an existing single-family residence in the A(PD) Planned Development Zoning District, located on the southeast corner of Rigor Drive, approximately 120 feet west of Rue Mirassou Drive (3756 Rigor Drive) (Anirudha and Deepali Deglurkar, Owners). Council District 8. SNI: None. CEQA: Exempt.
- i. **PD06-043. Planned Development Permit** to construct an approximately 872 sq ft addition to an existing single family residence on a 0.1 gross acre site in the A(PD) Planned Development Zoning District, located on the north side of Bouveron Court, 370 ft easterly of White Rd (2893 Bouveron Court) (Randy Ta and Minh Chau, Owners). Council District 8. SNI: None. CEQA: Exempt.
- j. **TR06-208. Tree Removal Permit** to remove one Evergreen Ash tree 63 inches in circumference on a 0.19 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at the 6795 Heathfiled Drive (Mclaughlin, Leighton B. III and Jennifer A, Owners). Council District 10. CEQA: Exempt.

**The consent calendar is now closed.**

### 3. PUBLIC HEARING

- a. **PD06-030. Planned Development Permit** to construct 23 single-family detached, two- and three-story residences on a 1.83 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of Lucretia Avenue and Phelan Avenue (Lucretia Development, Llc Myha Trieu, Developer). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration. **Deferred from 12/13/06.**
- b. **PT06-064. Vesting Planned Development Tentative Map** to subdivide two parcels into 24 lots for single-family detached residential uses on a 1.83 gross acre site in the A(PD) Planned Development Zoning District, located at the northwest corner of Lucretia Avenue and Phelan Avenue (Lucretia Development, LLC, Myha Trieu, Developer). Council District 7. SNI: Tully/Senter. CEQA: Exempt **Deferred from 12/13/06.**
- c. **H06-037. Site Development Permit** to complete improvements to an existing retail building and to construct a new 5,100 square foot building for retail uses on a 1.20 gross acre site. in the CP Pedestrian Commercial Zoning District, located on the northeast corner of West Alma Avenue and Minnesota Avenue (640 West Alma Avenue & 583 West Alma Avenue) (555 W ALMA AV) (Daylight Produce Co. Llc Bob Vlahopouliotis, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration. **Deferred from 12/20/06.**
- d. **TR06-226. Tree Removal Permit** to legalize the removal of one Mulberry tree, circumference unknown, on a 0.25 gross acre site located on the southside of Glenwood Avenue, approximately 280 feet west of Hicks Avenue (1430 Glenwood Avenue) (Allen John R And Kristin J, Owner) in the R-1-8 Single-Family Residence Zoning District. Council District 6. CEQA: Exempt.
- e. **PDA01-101-03. Planned Development Permit Amendment** to allow installation of three gates and outdoor music within an existing seasonal outdoor public eating establishment at Santana Row on a 0.49 gross acre site in the A(PD) Planned Development Zoning District, located on the north side of Olsen Drive within the median park (368 SANTANA ROW) (Federal Realty Investment Trust, Owner/ ResMex Developer). Council District 6. SNI: None. CEQA: Final EIR, File No. PDC05-030

This concludes the Planning Director's Hearing for January 10, 2007. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/default.asp>  
PUBLIC INFORMATION COUNTER  
(408) 535-7800 CITY OF SAN JOSE